

APPENDIX C

Current Protective Zoning By-Law Section 4: SPECIAL REGULATIONS

Section 4.1

4.1 Multi-Family Housing - Special Permit

Under a Special Permit issued by the Planning Board multi-family housing may be developed in accord with the table of uses.

For multi-family housing of three (3) units or more the density requirements are as follows:

R-R	100,000 sq. ft. for the first unit plus 60,000 sq. ft. for each additional dwelling unit.
R-1	60,000 sq. ft. for the first unit plus 40,000 sq. ft. for each additional dwelling unit.
R-2	40,000 sq. ft. for the first unit plus 30,000 sq. ft. for each additional dwelling unit.
R-3	30,000 sq. ft. for the first unit plus 15,000 sq. ft. for each additional dwelling unit.
C-1	20,000 sq. ft. for the first unit plus 15,000 sq. ft. for each additional dwelling unit.

Such development may contain more than one building on a lot. No principal building may contain more than six (6) units. Where the development contemplates the clustering of such multi-family buildings, the applicant must also satisfy the provisions of Sections 4.2.1 through 4.2.16, inclusive. The Planning Board shall also be guided by Section 4.2.17 in issuing a Special Permit for such clustering of multi-family buildings.

4.1.1 Procedures

The procedures for submission, referral, review, public hearing and approval or denial shall conform to those outlined below under 4.2 Cluster Residential Housing - Special Permit.

No request for a Special Permit shall be granted until the Planning Board has made the following findings:

- a. The proposed construction or use is consistent with the general purpose of these Bylaws; and
- b. The proposed use or construction will not impair the integrity of the district and adjoining districts; and
- c. The proposed construction or use will not be detrimental to the health and welfare of the occupants and users thereof, and the citizens of the Town; and
- d. The proposed construction or use will not be detrimental to the value of nearby property; and
- e. That adjoining public ways are adequate and sufficient to accommodate anticipated extra traffic generated by proposed construction or use and that the proposed construction or use will not create safety hazards; and
- f. The proposed construction or use will not adversely affect quantity or quality of water supply from private or public wells.

4.1.2 Special Conditions

In granting a Special Permit the Planning Board may impose such conditions as it may deem necessary to assure compliance with the goals of this Bylaw.